

UPLAND GREEN HOMEOWNER'S ASSOCIATION

Wednesday, April 27, 2011

Board Members Present: Celina Bonilla, Alicia Hanke, Diego Dagum, Paul Peterson, Pat Swilling Holdridge.

Homeowners Present: One homeowner present. Attendance sheet maintained separately for confidentiality.

Meeting called to order at 7:03 pm.

1. Announcements

March meeting minutes approved previously and posted to the Internet.

2. Association Insurance Policy Q&A

Michelle Starner, from Signature Insurance Group –currently insuring the Homeowners Association, visited us to clarify some aspects about our current contract. In her vision, our current policy is good enough as we don't have some particular common spaces (like a playground or swimming pool) that would require additional coverage based on their hazard. A couple of interesting point she highlighted were:

- **Common property.** Community goods like the parking lot fence or the entrance signs are not under coverage today. However, if they were damaged by a third party (i.e. a contractor, etc.) it's a third party responsibility. Insurance will be applied only if the responsible third party were unable to fix the damage (i.e. bankruptcy, etc.)
- **Liability.** The Association will be liable of an accident occurred to a third party (if this latter sued the Community) only if Community negligence were demonstrable. Example: a **hole** in a common path that is not properly signaled with cones, etc.

About the first point, the Secretary will request a bid for covering the community signs –changes to our current policy will be subject of a community vote. About the second one, the Secretary will review the CC&Rs regarding some violations not being enforced today (i.e. landscaping), that before an accident could be considered Association negligence.

3. Community Relations

The community cleanup is scheduled for May 14th from 9am. Paul is to work with the Secretary in emailing a reminder to the neighbors in order to estimate participation and, hence, lunch to be served and other needs. The communication will include the list of items that neighbors should provide together with the list of items the Association will contribute with (like the mentioned lunch and recyclable bags for the debris).

4. Architectural Control

Regarding the rules and regulations Celina sent 14 certified letters with a copy of the schedule of fines to those neighbors with minor infractions of the Rules, Bylaws and/or CC&RS

She will check up with the neighbor about fixing the fence on the side of the elementary school. Celina also suggested the possibility of congratulating in some way those neighbors who take good care of their front yards. There were many suggestions that we will consider implementing because we also try to acknowledge the positive.

5. Block Watch & Overflow Lot

There are currently 7 (seven) empty spaces that could be used. Some extra effort is required to clean up the parking lot [because of some heavy abandoned objects]. It was decided to get three bids from cleanup companies.

About the abandoned car on 136th, Celina has been calling to the Sheriff office although she was told that there's not much the authorities can do about that. The President is to write a letter to the car owner, giving him one month to move the car, being towed afterward at owner's expense.

6. Neighborhood Training for Natural Disasters

The City of Kirkland is organizing a readiness training to help neighborhoods react before natural disasters.

VOTE: Homeowners are to be invited by both a letter and a message in their doors.

APPROVED (Aye = 5, No = 0)

7. Treasurer

The current financials were presented:

- Balance Sheet – checking \$ 11,287.23; savings \$ 59,634.83.
- Accounts Receivable – April \$21,354.83.
- Customer Balance Summary – 28 homes in collections. 24 accounts in good standing (\$225 or less) but not paid in full, 15 of them with 2nd quarterly payment not received. 21 accounts on track. Total overdue \$21,354.83.

Accounts currently with 2nd quarterly payment not received are mailed a second term due by May 15th.

8. Landscaping

A tree assessment and maintenance bid was received warning about 37 trees considered high risk in common areas. This assessment will not and does not include any homeowner property. Quotes were received regarding tree care of 18 trees in common areas and other landscaping maintenance projects.

Regarding those common area trees in high risk and the conversation with the Insurance agent about association liability, it was discussed the need to proceed with the tree maintenance.

VOTE: The tree maintenance is to be made before the annexation by the City of Kirkland in 5 weeks.

APPROVED (Aye = 5, No = 0)

The sprinkler system was assessed although not all the lines to reconnect it were found (therefore is not working). By next month we'll have figures regarding watering the entries.

Pat also mentioned that the shed needs a cleanup, proposing that the Association hires somebody to do it.

9. Secretary

The board reviewed and updated the Action Item list. The Secretary will send an update to board members.

The Secretary took pictures along the southern block at the NE 136th Pl entry where a fence to be added was requested. The Secretary also got some contacts of County Assessors to be consulted about the property line where the fence should be built. There's a letter ready that Pat will review for accuracy before Diego sends it.

The expected bid for tennis court restoration was never received although the previous Secretary left ready a letter to the neighborhood with approximated values for full restoration or alternative improvements in order to vote between those options or a "do-nothing" choice. Diego to work with Paul in getting those letters sent. Voting can be done by letter to the PO box, by voice mail (Paul) or by email to the Secretary. The Secretary will later compile all the received votes.

Meeting adjourned 9:00 pm

Next Meeting:

Wednesday, May 25th from 7:00 – 9:00 pm; Kamiakin Jr. High (Room 129)